

RAVALLI COUNTY SUBDIVISION REGULATIONS

Recorded August 25, 2000

December 4, 2002 – Amendments to Chapter 8 Variances

August 6, 2003 – Amendments to Chapter 5, Section 5-4-5(d)

July 28, 2005 – Amendments to Chapter 6, Section 6-1-7

August 4, 2005 – Amendments to Chapters 1, 2, 3 & 5

May 8, 2006 – Amendments to Chapter 7: Fee Schedule

November 20, 2006 – Amendments to Chapters 1, 2, 3, & 4. Minor revisions to Chapter 5.
Repeal of Chapters 7 (Fee Schedule is now a separate document), 9, 10, and the Appendices

December 22, 2006 – Amendments to Chapters 3 & 6. Replacement of Chapter 8.

May 24, 2007 – Amendments to Chapters 2, 3, 4, 5, 6, and 7

For additional information, please contact the Ravalli County Planning Department,
215 South 4th Street, Suite F, Hamilton, Montana 59840

Phone: (406) 375-6530

Fax: (406) 375-6531

www.ravalliacounty.mt.gov

planning@ravalliacounty.mt.gov

Lisa Bennett

**RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 2110**

RESOLUTION TO AMEND THE RAVALLI COUNTY SUBDIVISION REGULATIONS

WHEREAS, the purposes of the Ravalli County Subdivision Regulations are to promote the public health, safety, and general welfare by regulating the subdivision of land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light, air, water supply, sewage disposal, parks and recreation areas, ingress and egress, and other public requirements; to require development in harmony with the natural environment; to promote preservation of open space; to promote cluster development approaches that minimize costs to local citizens and that promote effective and efficient provision of public services; to protect the rights of property owners; and to require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey (76-3-102, MCA); and

WHEREAS, amendments to the Ravalli County Subdivision Regulations were required in order to comply with state law and to be consistent with other recent amendments to the subdivision regulations; and

WHEREAS, other modifications have been deemed proper and beneficial to the County of Ravalli and its residents; and

WHEREAS, the Ravalli County Commissioners have, after following proper legal procedures and requirements pursuant to 76-3-503, MCA, received public testimony on proposed amendments to the Ravalli County Subdivision Regulations and conducted a public hearing on the proposed amendments on May 24, 2007; and

WHEREAS, the Ravalli County Commissioners are the governing body authorized to make changes to the County's subdivision regulations;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, pursuant to 76-3-503 MCA, hereby adopts this Resolution to Amend the Ravalli County Subdivision Regulations with those changes included in Attachment 1 of this Resolution as follows:

1. Chapters 2, 3, and 5 revised to require developers to improve any non County-maintained roads leading to a subdivision to meet the road standards and pay the pro rata share on any County-maintained roads leading to the subdivision;
2. The definition of pro rata share clarified in Chapter 2;
3. Pre-application conference requirements, subdivision application requirements, and final plat application requirements modified in Chapter

Ret: Commissioners Office

- 3, as recommended by the Planning Department and other County agencies;
4. Chapter 4 modified to reflect current state law;
5. Chapter 5 modified to correct references and as recommended by the Ravalli County Weed Board;
6. Chapter 6 modified to reflect current state law; and
7. Chapter 8 changed to Chapter 7.

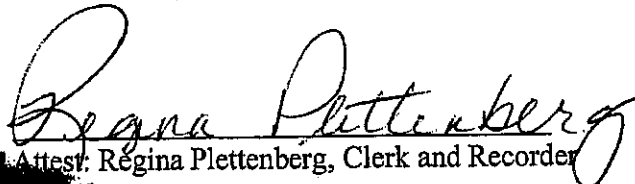
PASSED AND ADOPTED this 24th day of May 2007.

RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

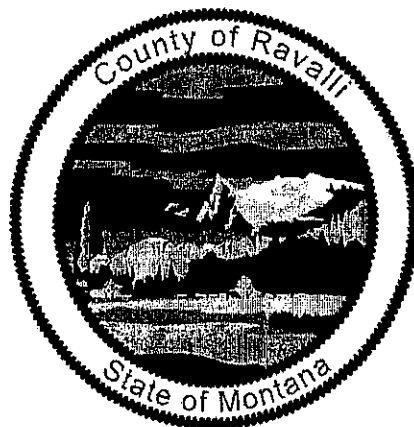

Greg Chilcott, Chairman


Alan Thompson, Member


Howard W. Lyons, Member


Attest: Regina Plettenberg, Clerk and Recorder





RAVALLI COUNTY SUBDIVISION REGULATIONS

Recorded August 25, 2000

December 4, 2002 – Amendments to Chapter 8 Variances

August 6, 2003 – Amendments to Chapter 5, Section 5-4-5(d)

July 28, 2005 – Amendments to Chapter 6, Section 6-1-7

August 4, 2005 – Amendments to Chapters 1, 2, 3 & 5

May 8, 2006 – Amendments to Chapter 7: Fee Schedule

November 20, 2006 – Amendments to Chapters 1, 2, 3, & 4. Minor revisions to Chapter 5. Repeal of Chapters 7 (Fee Schedule is now a separate document), 9, 10, and the Appendices

December 22, 2006 – Amendments to Chapters 3 & 6. Replacement of Chapter 8.

May 24, 2007 – Amendments to Chapters 2, 3, 4, 5, 6 & 8. Addition of Exhibit A: List of County-Maintained Roads

For additional information, please contact the Ravalli County Planning Department,
215 South 4th Street, Suite F, Hamilton, Montana 59840

Phone: (406) 375-6530

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planning@ravallicounty.mt.gov

RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 2019

RESOLUTION TO AMEND THE RAVALLI COUNTY SUBDIVISION REGULATIONS

WHEREAS, the purposes of the Ravalli County Subdivision Regulations are to promote the public health, safety, and general welfare by regulating the subdivision of land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light, air, water supply, sewage disposal, parks and recreation areas, ingress and egress, and other public requirements; to require development in harmony with the natural environment; to promote preservation of open space; to promote cluster development approaches that minimize costs to local citizens and that promote effective and efficient provision of public services; to protect the rights of property owners; and to require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey (76-3-102, MCA); and

WHEREAS, amendments to the Ravalli County Subdivision Regulations were required in order to comply with state law and to be consistent with other recent amendments to the subdivision regulations; and

WHEREAS, other modifications have been deemed proper and beneficial to the County of Ravalli and its residents; and

WHEREAS, the Ravalli County Commissioners have, after following proper legal procedures and requirements pursuant to 76-3-503, MCA, received public testimony on proposed amendments to the Ravalli County Subdivision Regulations and conducted a public hearing on the proposed amendments on December 22, 2006; and

WHEREAS, the Ravalli County Commissioners are the governing body authorized to make changes to the County's subdivision regulations;

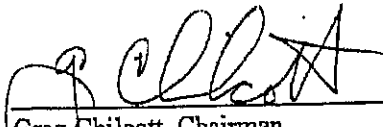
NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, pursuant to 76-3-503 MCA, hereby adopts this Resolution to Amend the Ravalli County Subdivision Regulations with those changes included in Attachment 1 of this Resolution as follows:

1. Correct an amendment made 11/20/06 to Section 3-1-6(a)(xlili) regarding floodplain analysis and waiver application requirements;
2. Add parkland dedication options to Chapter 6. Park Requirements to reflect current state law; and
3. Revise Chapter 8. Variances to address various sections to reflect recent amendments, state law and changes to the limitations on variances.

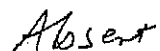
Amends Document 581256
Ret: Commissioners Office

PASSED AND ADOPTED this 22nd day of December 2006.

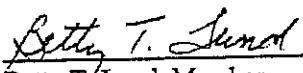
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS




Greg Chilcott, Chairman



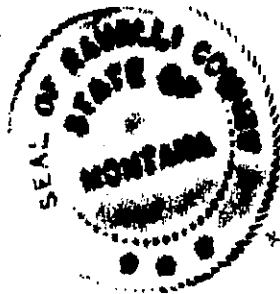
Alan Thompson, Member



Betty T. Lund, Member



Attest: Nedra Taylor, Clerk and Recorder



RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2006

RESOLUTION TO AMEND THE RAVALLI COUNTY SUBDIVISION REGULATIONS

WHEREAS, the purposes of the Ravalli County Subdivision Regulations are to promote the public health, safety, and general welfare by regulating the subdivision of land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light, air, water supply, sewage disposal, parks and recreation areas, ingress and egress, and other public requirements; to require development in harmony with the natural environment; to promote preservation of open space; to promote cluster development approaches that minimize costs to local citizens and that promote effective and efficient provision of public services; to protect the rights of property owners; and to require uniform monumentation of land subdivisions and transferring interests in real property by reference to a plat or certificate of survey (76-3-102, MCA); and

WHEREAS, amendments to the Ravalli County Subdivision Regulations were required in order to comply with statutory changes resulting from such bills as Senate Bill 116 and Senate Bill 290; and

WHEREAS, other modifications have been deemed proper and beneficial to the County of Ravalli and its residents; and

WHEREAS, the Ravalli County Commissioners have, after following proper legal procedures and requirements pursuant to 76-3-503, MCA, received public testimony on proposed amendments to the Ravalli County Subdivision Regulations; and

WHEREAS, the Ravalli County Commissioners are the governing body authorized to make changes to the County's subdivision regulations;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, pursuant to 76-3-503 MCA, hereby adopts this Resolution to Amend the Ravalli County Subdivision Regulations as follows:

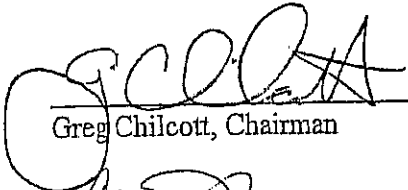
1. Repeal current Chapter 1 and replace with Chapter 1 in Attachment 1
2. Repeal current Chapter 2 and replace with Chapter 2 in Attachment 1
3. Repeal current Chapter 3 and replace with Chapter 3 in Attachment 1
4. Repeal current Chapter 4 and replace with Chapter 4 in Attachment 1
5. Amend relevant provisions in current Chapter 5 as outlined in Attachment 1
6. Repeal Chapter 7 and adopt the fee schedule as a separate document
7. Repeal Chapters 9 & 10
8. Repeal the Appendices

Resolution NO 2006 page 1 with Attachment #1


Ret: Commissioners Office

PASSED AND ADOPTED this 20th day of November, 2006.

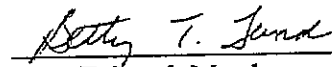
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS




Greg Chilcott, Chairman



Alan Thompson, Member



Betty T. Lund, Member



Attest: Nedra Taylor, Clerk and Recorder



Resolution NO 2006 page 2 with Attachment #1

**RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 1719**

RESOLUTION TO AMEND THE RAVALLI COUNTY SUBDIVISION REGULATIONS

WHEREAS, the Ravalli County Subdivision Regulations are intended to describe the procedures and requirements necessary to divide land into two or more parcels and to record plats and surveys with the County; and

WHEREAS, the Ravalli County Commissioners have, after following proper legal procedures and pursuant to 76-3-503 MCA, received public testimony on proposed amendments to the Ravalli County Subdivision Regulations regarding road and related standards; and

WHEREAS, the Ravalli County Commissioners adopted a Resolution of Intent to amend the subdivision regulations on July 12, 2005; and

WHEREAS, the Ravalli County Commissioners are the governing body authorized to make changes to the County's subdivisions regulations; and

WHEREAS, the Ravalli County Subdivision Regulations and these amendments are intended to lessen congestion in the streets, prevent overcrowding, provide for adequate light, air, water supply and sewage disposal, provide for parks and recreation areas, ingress and egress and other public requirements; and are found to be in the best interest of the public, including the health, safety, and welfare of County residents;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, pursuant to 76-3-503 MCA, hereby adopts this Resolution to Amend the Ravalli County Subdivision Regulations as outlined in Attachment One.

PASSED AND ADOPTED this 4th day of August, 2005.

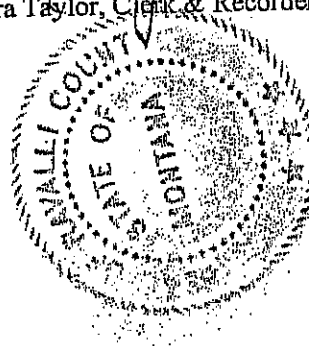
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

Greg Chilcott
Greg Chilcott, Chairman

Alan Thompson
Alan Thompson, Member

Betty T. Lund
Betty T. Lund, Member

Nedra P. Taylor
Attest: Nedra Taylor, Clerk & Recorder



STATE OF MONTANA RAVALLI COUNTY
RECORDED: 08/02/2005 1:50 RESOLUTION

557414

Page 1 of 1

Nedra P. Taylor

CLERK AND RECORDER BY:

Tena Miller

FEE: \$0.00

RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION OF ADOPTION NO. 1714

RESOLUTION TO AMEND THE RAVALLI COUNTY SUBDIVISION REGULATIONS

WHEREAS, the Ravalli County Subdivision Regulations are intended to describe the procedures and requirements necessary to divide land into two or more parcels and to record plats and surveys with the County; and

WHEREAS, the Ravalli County Commissioners have, after following proper legal procedures and pursuant to 76-3-503 MCA, received public testimony on proposed amendments to the Ravalli County Subdivision Regulations regarding cash-in-lieu of parkland dedications; and

WHEREAS, the Ravalli County Commissioners adopted Resolution of Intent Number 1714; and

WHEREAS, the Ravalli County Commissioners are the governing body authorized to make changes to the County's subdivisions regulations; and

WHEREAS, the Ravalli County Subdivision Regulations and these amendments are intended to lessen congestion in the streets, prevent overcrowding, provide for adequate light, air, water supply and sewage disposal, provide for parks and recreation areas, ingress and egress and other public requirements; and are found to be in the best interest of the public, including the health, safety, and welfare of County residents; and

WHEREAS, the Ravalli County Park Board and the Department of Revenue have recommended that the Board of County Commissioners adopt the proposed changes (attached) to the calculations of cash-in-lieu of parkland dedication; and

WHEREAS, Ravalli County's growth rate continues to exceed the County's ability to provide for adequate parks and recreation through the existing method of determining cash-in-lieu of parkland donations;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, pursuant to 76-3-503 MCA, hereby adopts this Resolution of Adoption to Amend the Ravalli County Subdivision Regulations as outlined in Attachment One.

PASSED AND ADOPTED this 28th day of July, 2005.

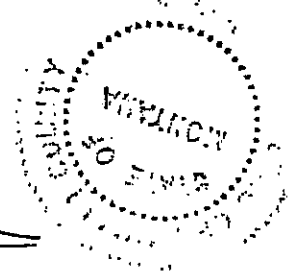
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

Greg Chilcott
Greg Chilcott, Chairman

Alan Thompson
Alan Thompson, Member

Betty T. Lund
Betty T. Lund, Member

Nedra P. Taylor
Attest: Nedra Taylor, Clerk & Recorder
by H. McCristian Deputy



Ret: Commissioners

*C & R Note = Attachment One
not included at time of filing*

STATE OF MONTANA RAVALLI COUNTY
RECORDED: 08/25/2000 8:33 RESOLUTION

469260

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CLERK AND RECORDER BY: Tena L. Miller FEE: \$0.00

RESOLUTION NO. 1085
Amending Subdivision Regulations

WHEREAS, after proper legal notice, the BOARD OF RAVALLI COUNTY COMMISSIONERS held a public hearing on June 28, 2000 in order to take public comment on the proposed adoption of the amendments to the Ravalli County Subdivision Regulations; and

WHEREAS, both proponents and opponents were allowed to comment, both at the public hearing and by written comment; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS deem the attached amendments to be beneficial to the County of Ravalli and its residents; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS has reviewed the facts concerning subdivisions within Ravalli County and have reached findings that are included within the Subdivision Regulations;

THEREFORE BE IT RESOLVED THAT THE RAVALLI COUNTY SUBDIVISION REGULATIONS BE AMENDED AS ATTACHED.

PASSED AND APPROVED THIS 28th DAY OF JUNE 2000.
BOARD OF COUNTY COMMISSIONERS

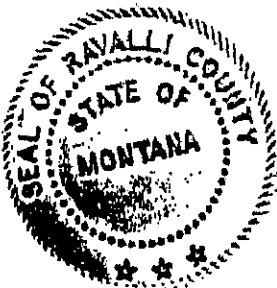
John M. Atthowe Jr.
John M. Atthowe Jr. Chairman

Alan Thompson
Alan Thompson, Member

"Smut" Warren
"Smut" Warren, Member

Betty T. Lund
Attest: Clerk & Recorder

Resolution No. 1085
Pages 1 of 36 pages



Ret: Commissioners

History of Adoption and Amendment

HISTORY OF ADOPTION AND AMENDMENT
.....

Resolution Number	Date	Purpose
Unnumbered	July 3, 1969	Adopt standards for new roads to be maintained by Ravalli County
Unnumbered	December 4, 1969	Added certain criteria to determine when a road in a subdivision could be accepted by the County into the maintenance system.
Unnumbered	March 5, 1970	Adopt standards for utilities and fences within County right-of-way.
Unnumbered	July 21, 1970	Adopt standards for accesses onto county roads.
Unnumbered	April 22, 1976	Adopt subdivision regulations.
194	July 25, 1978	Adopt a policy to determine the fair market value for cash-in-lieu payment.
207	November 16, 1978	Revise road requirements.
213	February 28, 1979	Adopt evasion criteria.
215	March 12, 1979	Various amendments.
216	April 4, 1979	Revise fee schedule.
Unnumbered	December 14, 1981	Various amendments.
347	February 19, 1985	Various amendments.
347 (amended)	October 19, 1989	Amend evasion criteria for use of occasional sale exemptions.
521	February 28, 1990	Require that all taxes levied and assessed must be paid before a plat or certificate of survey may be filed.
Unknown	January 9, 1991	Various amendments.
626	July 28, 1992	Revise fee schedule.
654	June 22, 1993	Eliminate the occasional sale exemption, revise the definition of subdivision and driveway, create a procedure and standards for expedited subdivisions, revise road standards, revise park dedication requirements.
871	January 31, 1997	Amend subdivision regulations. Some of the changes were mandated by House Bills 292, 425, 473, and 521 and Senate Bills 254 and 423 in the 54th (1995) Montana Legislature.

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~~APPENDICES~~ *Repealed 11/20/06. Application requirements are addressed in other sections of the regulations. Other relevant and applicable forms, example documents and lists are available from the Planning Department.*